

**Fill in this information to identify the case:**

Debtor 1 Daniel Joppich

Debtor 2 Donna Joppich  
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Michigan

Case number 16-45951-mlo

**Official Form 410S1****Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association, as  
Name of creditor: Trustee of Dwelling Series III Trust

Court claim no. (if known): 6-1

Last 4 digits of any number you use to  
identify the debtor's account: 3 1 5 7

Date of payment change:  
Must be at least 21 days after date of this notice 08/01/2022

New total payment: \$ 1,883.54  
Principal, interest, and escrow, if any

**Part 1: Escrow Account Payment Adjustment****1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_

Current escrow payment: \$ 652.90 New escrow payment: \$ 677.83

**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_% New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_ New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change****3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_ New mortgage payment: \$ \_\_\_\_\_

Debtor 1

**Daniel Joppich**

First Name

Middle Name

Last Name

Case number (if known) **16-45951-mlo****Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.



I am the creditor.



I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X** /s/ Molly Slutsky Simons

Signature

Date **06/13/2022**

Print:

**Molly Slutsky Simons**

First Name

Middle Name

Last Name

Title **Attorney for Creditor**

Company

**Sottile & Barile, Attorneys at Law**

Address

**394 Wards Corner Road, Suite 180**

Number

Street

**Loveland**

City

**OH**

State

**45140**

ZIP Code

Contact phone

**513-444-4100**Email **bankruptcy@sottileandbarile.com**

DANIEL R JOPPICH  
48764 GYDE RD  
CANTON MI 48187

Analysis Date: June 01, 2022

Property Address: 48764 GYDE ROAD CANTON TOWNSHIP, MI 48187

Final

Loan: XXXXXXXXXX

**Annual Escrow Account Disclosure Statement  
Account History**

This is a statement of actual activity in your escrow account from Aug 2021 to July 2022. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

<b>Payment Information</b>	<b>Current:</b>	<b>Effective Aug 01, 2022:</b>
Principal & Interest Pmt:	1,205.71	1,205.71 **
Escrow Payment:	652.90	677.83
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$1,858.61	\$1,883.54

<b>Escrow Balance Calculation</b>	
Due Date:	Jul 01, 2022
Escrow Balance:	4,621.04
Anticipated Pmts to Escrow:	652.90
Anticipated Pmts from Escrow (-):	1,050.00
Anticipated Escrow Balance:	\$4,223.94

\*\* The terms of your loan may result in changes to the monthly principal and interest payments during the year.

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	5,034.12	1,678.45
Aug 2021	652.90	1,305.80			*	5,687.02	2,984.25
Aug 2021		782.21			* Escrow Only Payment	5,687.02	3,766.46
Aug 2021				3,113.56	* City/Town Tax	5,687.02	652.90
Sep 2021	652.90	652.90	3,076.34		* City/Town Tax	3,263.58	1,305.80
Oct 2021	652.90				*	3,916.48	1,305.80
Nov 2021	652.90	1,305.80			*	4,569.38	2,611.60
Nov 2021		4,124.88			* Escrow Only Payment	4,569.38	6,736.48
Nov 2021				2,062.44	* Escrow Only Payment	4,569.38	4,674.04
Dec 2021	652.90	652.90	3,916.48	3,970.40	* City/Town Tax	1,305.80	1,356.54
Jan 2022	652.90	652.90				1,958.70	2,009.44
Feb 2022	652.90				*	2,611.60	2,009.44
Mar 2022	652.90	652.90				3,264.50	2,662.34
Apr 2022	652.90	1,305.80			*	3,917.40	3,968.14
May 2022	652.90	652.90				4,570.30	4,621.04
Jun 2022	652.90				*	5,223.20	4,621.04
Jul 2022	652.90		842.00		* Homeowners Policy	5,034.10	4,621.04
					Anticipated Transactions	5,034.10	4,621.04
Jul 2022		652.90		1,050.00	Homeowners Policy		4,223.94
	\$7,834.80	\$12,741.89	\$7,834.82	\$10,196.40			

An asterisk (\*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 7,834.82. Under Federal law, your lowest monthly balance should not have exceeded 1,305.80 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

**Annual Escrow Account Disclosure Statement  
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	4,223.94	5,050.47
Aug 2022	677.83			4,901.77	5,728.30
Sep 2022	677.83	3,113.56	City/Town Tax	2,466.04	3,292.57
Oct 2022	677.83			3,143.87	3,970.40
Nov 2022	677.83			3,821.70	4,648.23
Dec 2022	677.83	3,970.40	City/Town Tax	529.13	1,355.66
Jan 2023	677.83			1,206.96	2,033.49
Feb 2023	677.83			1,884.79	2,711.32
Mar 2023	677.83			2,562.62	3,389.15
Apr 2023	677.83			3,240.45	4,066.98
May 2023	677.83			3,918.28	4,744.81
Jun 2023	677.83			4,596.11	5,422.64
Jul 2023	677.83	1,050.00	Homeowners Policy	4,223.94	5,050.47
	<u>\$8,133.96</u>	<u>\$8,133.96</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 1,355.66. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 1,355.66 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 4,223.94. Your starting balance (escrow balance required) according to this analysis should be \$5,050.47. This means you have a shortage of 826.53. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 8,133.96. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

**New Escrow Payment Calculation**

Unadjusted Escrow Payment	677.83
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$677.83</u>

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

**\* Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF MICHIGAN  
DETROIT DIVISION**

In Re:

Case No. 16-45951-mlo

Daniel Joppich  
Donna Joppich

Chapter 13

Debtors.

Judge Maria L. Oxholm

---

**PROOF OF SERVICE**

---

The undersigned does hereby certify that a copy of the Notice of Mortgage Payment Change has been duly electronically serviced, noticed or mailed via U.S. First Class Mail, postage prepaid on June 13, 2022 to the following:

Daniel Joppich, Debtor  
Donna Joppich, Debtor  
48764 Gyde Rd.  
Canton, MI 48187

Thomas Hensel, Jr., Debtors' Counsel  
tom@hensellawoffice.com

Tammy L. Terry, Trustee  
Mieb\_ecfadmin@det13.net

United States Trustee's Office  
(registeredaddress)@usdoj.gov

Respectfully Submitted,

/s/ Molly Slutsky Simons

Molly Slutsky Simons (OH 0083702)  
Sottile & Barile, Attorneys at Law  
394 Wards Corner Road, Suite 180  
Loveland, OH 45140  
Phone: 513.444.4100  
Email: bankruptcy@sottileandbarile.com  
Attorney for Creditor